BILL GARRETT, Davidson County
Trans:T20110027120 DEEDWARR
Recvd: 05/06/11 12:48 3 pgs
Fees:18.00 Taxes:518.00
20110506-0035076

NEW OWNER IS AND SEND
TAX BILLS TO:
LONEY JOHN HUTCHINS

4307 Elkins Avenue
Nashville, TN 37209

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE 37066

MAP AND PARCEL 105-07-0-002.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED FORTY THOUSAND AND NO/100 ($140,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **JAMES K. BOULTON**, have this day bargained and sold and by these presents do hereby transfer and convey unto **LONEY JOHN HUTCHINS**, his heirs and assigns, the following described tract or parcel of land situated in Davidson County, Tennessee, described as follows:

BEING Lot 81 in HUMPHREYS HOUSTON AND MARTIN'S ADDITION TO NASHVILLE, a plan of which is of record in Plan Book No. 1, page 35, Chancery Court and in Book 36, page 117, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 50 feet on the northerly side of Humphreys Street, and runs back between parallel lines with the westerly margin of Brown Street 150 feet to an alley.

BEING the same property conveyed James K. Boulton by deed from John Giardina of record as Instrument No. 20060919-0116125 Register's Office of Davidson County, Tennessee.

SUBJECT to Restrictions and setback lines of record in Book 36, page 117, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, EXCEPT for 2011 real estate taxes which are to be pro-rated and payment assumed by GRANTEES, applicable zoning and building regulations, and all visible easements and Restrictions referred to herein above.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said tract or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as hereinabove set forth.

WITNESS my hand this the 26 day of April, 2011.

JAMES K. BOULTON

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES K. BOULTON, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal in Gallatin, Tennessee, on this the 26 day of April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Exp. 6-19-2012

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STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$140,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 26 day of April, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-12

